
CHAPTER TEN: AIR QUALITY AND TRANSPORTATION MANAGEMENT

10.1 INTRODUCTION

This chapter summarizes Master Plan provisions related to air quality compliance and transportation demand management, and states both the Plan Description and Implementation for Specific Plan III (SP III).

Additional information is found in Chapter Three: Land Use, Chapter Eight: Energy and Telecommunications, and Chapter Nine: Transportation and Circulation. The Mountain House Community Services District (MHCS D) Transportation Demand Management (TDM) Program and Transit Plan contain requirements for transportation demand management.

In addition to being subject to the control and approval of the County, issues of air quality and transportation management at Mountain House are subject to the regulatory control of the San Joaquin Valley Air Pollution Control District (SJVAPCD), the San Joaquin Council of Governments (SJCOG) Congestion Management Plan, and State and Federal requirements.

10.2 TRANSPORTATION MANAGEMENT

10.2.1 Master Plan Summary

The primary issue affecting air quality is the impacts of transportation, especially single occupant vehicles and trucks that use diesel fuel. The Master Plan provides a range of requirements to reduce the normally expected number of automobile trips and thereby reduce air quality impacts associated with development of residential, employment, and other land uses at Mountain House. These include the promotion of telecommuting; encouragement of alternative transportation modes including walking, bicycling, transit, or cleaner fuels vehicles; community design that reduces internal trip lengths and creates a jobs/housing balance to reduce external trips; and reduction of air pollution from non-automobile sources.

10.2.2 Specific Plan III Description

SP III is bordered by I-205 to the south and Mountain House Parkway to the east which will carry large volumes of vehicles. In addition, I-205 carries substantial numbers of diesel powered trucks. According to a records search for stationary sources of Toxic Air Contaminants (TAC) monitored by the SJVAPCD, no stationary sources of toxic air contaminants were found within one-quarter mile of the project site. (ARB 2004b; San Joaquin County 1991; U.S. EPA 2004b.)

Development of the land uses proposed within SP III and the related Tentative Maps will be subject to all requirements of the SJVAPCD, MHCS D Standards and Programs, including the MHCS D's

TDM Plan and Construction Truck Management Plan. Specifically, the projects as proposed, will implement the following:

- Telecommunications systems will be implemented per the requirements of the MHCSO, and individual service line extensions will be installed in every home and business.
- Pedestrian, bicycle, and transit facilities will be constructed per the Master Plan and Specific Plan, and/or funded by fees collected by the MHCSO.
- SP III and the related Tentative Maps will also provide employment related land uses, as called for in the Master Plan, thereby facilitating the Master Plan's goals of jobs to housing balance and a reduction in automobile trips.
- Vehicle miles traveled is expected to be achieved through community design to reduce internal trips lengths and create a jobs/housing balance to reduce external trips

10.2.3 Implementation Measures

- a. Telecommuting shall be promoted in order to reduce automobile trips.
- b. The MHCSO shall provide free transit service to new residents of the Mountain House community for the first three months of occupancy.
- c. The project shall incorporate facilities to support and offer connections to alternative transportation modes including walking, bicycling, transit.
- d. The project shall be subject to all requirements of the SJVAPCD, MHCSO Standards and Programs, including the MHCSO's TDM Plan and Construction Truck Management Plan.
- e. The offering by employers in SP III employment areas of alternative work weeks, such as four 10-hour days or nine 9-hour days in a two-week period, should be encouraged to reduce vehicle trips.

10.3 CLEANER FUELS

10.3.1 Master Plan Summary

The Master Plan encourages the reduction of emissions from public, fleet or private vehicles through the use of cleaner fuel vehicles, and states that the community will develop and promote the use of natural gas, the cleanest of the fossil fuels. In addition, programs to encourage the use of cleaner fuel vehicles will be developed.

Programs to encourage the use of cleaner fuel vehicles shall be developed by the County and MHCSO in conjunction with Mountain House businesses. The programs shall identify long term infrastructure requirements for supporting increased use of alternative fuel vehicles. Offstreet parking facilities shall provide preferential parking for cleaner fuel vehicles and all school and transit vehicles as established in the TDM Program.

All Mountain House CSD owned service and maintenance vehicles and all school and transit vehicles should be cleaner fuel vehicles (i.e., Compressed Natural Gas (CNG), methanol, or electric) to the extent economically feasible. In addition, individuals and business shall be encouraged by the MHCSO to consider alternative fuel vehicles for personal and fleet use.

10.3.2 Specific Plan III Description

Cleaner fuel requirements of the Master Plan are implemented in the Planning Area through MHCSO programs. The *Development Title* requires preferred parking for carpools and/or cleaner fuel vehicles to be located near the main employee entrances.

10.3.3 Implementation Measures

Parking facilities throughout the community shall provide preferential parking for cleaner fuel vehicles and all school and transit vehicles as established in the MHCSO TDM Program.

10.4 CONSTRUCTION PROGRAM FOR AIR QUALITY

10.4.1 Master Plan Summary

To mitigate air quality impacts due to construction activities, the Master Plan requires that generation of dust and emissions will be controlled during the pre-construction and construction phases; emissions from operating equipment will be controlled; and construction equipment and traffic will be considered in air quality control.

10.4.2 Specific Plan III Description

The construction air quality standards and requirements of the Master Plan are implemented in the Planning Area through MHCSO programs and requirements to mitigate construction emissions.

10.4.3 Implementation Measures

- a. Generation of dust and emissions shall be controlled during the pre-construction and construction phases to meet all SJVAPCD requirements.
- b. Construction practices shall comply with: Regulation VIII Control Measures of the SJVAPCD and applicable measures in Table 6-3 of the SJVAPCD Guide for Assessing and Mitigating Air Quality Impacts, January 10, 2002.

10.5 HOUSES AND BUILDINGS

10.5.1 Master Plan Summary

To reduce air emissions from Mountain House, the following emissions will be targeted for reduction: emissions resulting from routine usage of gasoline appliances such as lawn maintenance equipment and barbecues, Nitrogen Oxides emissions resulting from water heaters, and emissions resulting from fireplace usage.

10.5.2 Specific Plan III Description

The residential air quality standards and requirements of the Master Plan are implemented in the Planning Area through Development Title requirements and conditions of approval to provide lower pollution fireplace and water heater facilities and outdoor electrical hookups.

10.5.3 Implementation Measures

The following shall be required as conditions of Tentative Map approval:

- Natural gas lines outlets shall be provided to backyards to encourage usage of natural gas barbecues.
- 220 volt electrical outlets for recharging electric automobiles shall be provided in each garage. Electrical outlets shall be located on the outside of single family homes to accommodate electric lawn maintenance equipment and electric barbecues.
- Low nitrogen oxide (NO₂) emitting and/or high efficiency water heaters shall be required for all dwelling units.
- Each single family residence shall have no more than one fireplace. If fireplaces are designed to be natural gas heating appliances of a zero clearance design, there is no limitation on the number of fireplaces per unit.